

OTTERTON PARISH COUNCIL.

The Barn,
19, Ottery Street,
Otterton,
Budleigh Salterton,
Devon. EX9 7HW.

28th November 2012.

Dear Sir,

Please find enclosed the requested information regarding the building plots offered for future development in Otterton.

Yours faithfully,



David Ottley.
Clerk to Otterton Parish Council.

Enc:

- Completed response forms.
- Site assessment checklists.
- A copy of the Otterton Village Design Statement.
- Community Infrastructure Priorities.
- The parish Council's response.
- A map of the sites for consideration.
- Preferred Site/Sites Response Form

Preferred Site/Sites Response Form

Name of Parish	OTTERTON
Name of Settlement	Otterton Village
Clerk Contact Name	David Ottley
Contact Address	The Barn, Ottery Street, Otterton. EX9 7HW.
Tel. No.	01395567701
Email:	clerk@otterton.info

Parish Councils should have considered all sites and identified the preferred site/s of the local community to accommodate the housing numbers identified in the emerging East Devon local Plan. We will leave the process for this up to Councils but it should be open and transparent and fully informed by consultation with interested parties (including residents, landowners and businesses).

As a minimum please confirm that:

1. A public exhibition was held on 6th November 2012 at which the A1 Plans showing constraints and possible alternative sites were displayed.
2. Parish Councillors were available to answer questions and comments were recorded and these, with any other material received, are submitted to the District Council with this form.
3. The exhibition was advertised on the Parish notice board, Newsletter, website and the local press were informed.

The Preferred Site/s are as follows (Please also indicate the site/s or part of sites on an OS map):

The site to the north west of Ottery Street between North Star Engineering and site C336. (Planning application 11/1597/MFUL already submitted).

Please provide a written summary of the process followed and the reasoning used to determine the preferred site/s. This will be included in a report to the Development Management Committee early in the New Year.

Process.

- Parish Councillors attended meetings and workshops.
- The proposed development sites were visited and the site assessment check lists completed.
- Response forms were prepared as advised and delivered to all households in the Parish.
- 6th November 2012 a Public Consultation meeting was held in the Village Hall.
- 12th November 2012 deadline for response forms to be handed in to the Clerk.
- 19th November 2012 Parish Councillors met to consider all the response forms and to access the general consensus of opinion.
- 28th November 2012 the Chairman and Clerk met to gather the information together to deliver to East Devon District Council.

Reasoning.

This site would extend the linear appearance of the village, conserving the green spaces considered a vitally important character of the village and create the least disturbance to the existing residents.

After consultation with the parishioners at the November 6th meeting the consensus of opinion indicated that if there were to be any future development it should adhere strictly to the Otterton Village Design Statement.

Please return this form together with all information by Friday 30 November 2012.

Please return to:

Planning Policy
East Devon District Council
Council Offices
Knowle
Sidmouth
Devon EX10 8HL

Thank you.

307800 307900 308000 308100 308200 308300 308400 308500 308600 308700 308800 308900

Otterton

KEY TO OTTERTON MAP

Strategic Housing Land Availability Assessment (SHLAA)

Not developable



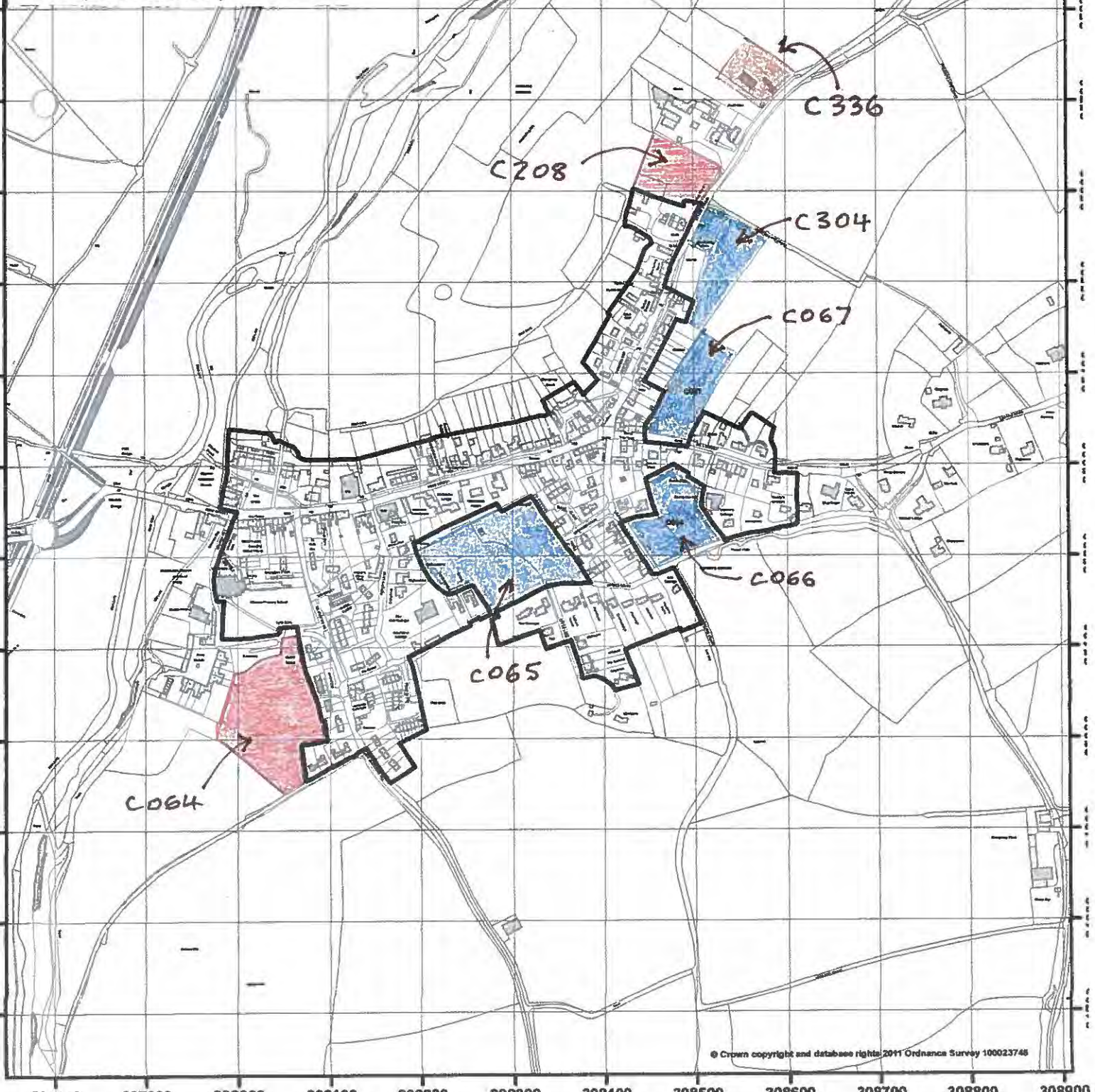
Not yet assessed



Developable



Built up area boundary



307800 307900 308000 308100 308200 308300 308400 308500 308600 308700 308800 308900

OTTERTON

Ottertton lies between Budleigh Salterton (3 miles) and Sidmouth (4 Miles).

The Village comprises approximately 300 houses, including some buildings of historic interest which are individually listed, and lie within a Conservation Area. This is set within a larger designated Area of Outstanding Natural Beauty (ANOB).

It is a linear village interspersed with green spaces and valley slopes which are visually important to its rural nature.

It is bounded on one side by the River Otter and river meadows. There is a significant threat of flooding from the river, its subsidiary leat and the drainage goyle running along the bottom of the valley through the village.

The Village has a primary school, church, village hall, pub, hairdresser's shop, playing field and playground. Ottertton Mill is a commercial enterprise and there is light industry at North Star Engineering. There are plans to start a community shop. The school is at full capacity, with secondary schools in Exmouth and Sidmouth. There is a regular bus service which is vitally important.

Ladram Bay Holiday Park is located at the far end of the village catering for up to 3000 people approx., in high season, and open for 10 months of the year. Because this is only approached through the village, it puts a massive strain on the road system. As a result, the extra quantity and size of traffic using the village roads is one of the biggest problems. There is also a heavy traffic flow through the village to and from Sidmouth.

Lack of parking is also a major problem.

From the consultation meeting with the village and information gathered on the Response Forms, the consensus of opinion shows that Ottertton does not want any development. A significant number of people are extremely concerned with the present amount and size of traffic and indeed frightened for their safety, considering the roads dangerous.

If there has to be new development to cater for the allocated 15 houses , then the site in Ottery Street , where there is already an Application in for 15 houses, would fulfil this requirement. It would accord with the linear style of the village, preserving the green spaces in between, and cause minimum disruption to the village residents. It would fulfil the need for affordable housing as recommended in the Housing Needs Survey 2012. However, the recent consultation with the village also shows a need, not only for first time buyers, but also housing for the elderly and/or sheltered housing. Any development should consist of varying designs sympathetic to existing properties.

New development should adhere to the detailed guidelines in the OTTERTON VILLAGE DESIGN STATEMENT adopted by East Devon District Council in October 2004, the content of which still stands and is endorsed by villagers today. (See attached sheet for the list of Design Principles)

DESIGN PRINCIPLES FOR OTTERTON

(As set out in the OTTERTON VILLAGE DESIGN STATEMENT 2004)

1. The open grass spaces on the periphery of or rising up from the village, that define its character, be retained, safeguarded from development and, wherever possible, enhanced. (In particular, land of amenity status i.e. the Glebe Field (Eatcombe Field) and also Anchoring Hill).
2. Future development should avoid the skyline and not dominate the village.
3. Large cluster single design development should be avoided.
4. The green open spaces within the village that define its character be retained, safeguarded and where appropriate enhanced. (In particular land of amenity status i.e. The Green and The Orchard).
5. Retention of existing, and provision of new planting using native species should form an integral part of any future development proposals.
6. Protection, enhancement and creation of traditional features including lanes, walls and boundaries, (Devon banks, to form an integral part of any future development proposals.
7. New development should be in scale with adjacent buildings, take account of the ridgeline of existing structures and be of a size that does not dominate the surroundings, or the wider village.
8. Generic 'off the peg' designs should be resisted. Rather, architectural design should refer to the style and detailed traditional features of the area to enhance the appearance and character of the settlement. Particular support will be shown to the incorporation of local building types, styles and details. (SEE Appendix 1 for detail)
9. Materials employed in the external appearance should be in keeping with the traditional character of the village e.g. brick and tile of similar colour/texture to what has gone before, clay tiles not concrete, use of local stone or stone of similar colour/texture etc. (SEE Appendix 1 for detail).
10. Off road parking, set back and/or concealed is integral to any new development.

Parish: OTTERTON

Community Infrastructure Priorities

The Community Infrastructure Levy is a new levy that local authorities in England and Wales can charge on new developments in their area.

The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.

This will be split between strategic infrastructure which will be decided at a district/county level and a 'meaningful proportion' will be devolved to parish projects.

Please identify infrastructure that the parish sees as important at both a strategic level and that the parish would like to see funded from the parish proportion.

Strategic Infrastructure - benefits a larger area than an individual parish:

Installation of road-side fencing between Frogmore Road and the river bridge to replace the seriously damaged fencing.

Parish infrastructure priorities - infrastructure with a parish focus:

- Village shop.
- Substantial grant towards replacing the safety surfaces in the Children's Jubilee Playground.

Please return to Planning Policy, EDDC, Knowle, Station Road, Sidmouth, Devon, EX10 8HL by 30 November 2012.

Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name..... OTTERTON Site..... C065

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	N/A
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	<p>SITE IS POSITIVELY LOCATED WITHIN 400 METRES OF PUB, VILLAGE HALL, BUS STOP AND CHURCH (THERE IS NO SHOP OR POST OFFICE IN THE VILLAGE)</p> <p>THE ROUTE IS GENERALLY FLAT APART FROM THE ROUTE TO THE SCHOOL AND CHURCH. FOOTPATHS ARE LIMITED. ROUTES PARTLY LIT.</p>
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	<p>SITE IS WITHIN 400 METRES OF SCHOOL.</p>

4. To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	<p>THERE ARE NO HEALTHCARE FACILITIES IN THE VILLAGE AND THE SITE IS NOT ADJACENT TO RECREATION SPACE. THERE ARE NO CYCLE-PATHS IN THE VILLAGE.</p>
5. To reduce crime and fear of crime	<p>This is unlikely to be relevant at this stage</p>	<p>N/A</p>
6. To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<p>THE SITE IS NOT ADJACENT TO AN 'A' ROAD OR RAILWAY. IT IS CLOSE TO A BUSY VILLAGE THROUGH ROAD. IT IS NOT ADJACENT TO ANY PARTICULAR NOISY ACTIVITY BUT CONSTRUCTION NOISE COULD IMPACT UPON EXISTING RESIDENTS, PARTICULARLY A RESIDENTIAL CARE HOME FOR THE ELDERLY WHICH IS LOCATED ON THE WESTERN BOUNDARY OF THE SITE.</p>
7. To maintain and improve cultural, social and leisure provision	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	<p>N/A</p>
8. To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>DEVELOPMENT OF THIS SITE WILL IMPACT DRAMATICALLY ON THE CHARACTER AND SETTING OF THIS HISTORIC ORCHARD AND THE CONSERVATION AREA. OUR VILLAGE DESIGN STATEMENT (ATTACHED) INCLUDED A DESIGN PRINCIPLE STATING THAT THE GREEN OPEN SPACES THAT DEFINE ITS CHARACTER BE RETAINED AND SAFEGUARDED, IN PARTICULAR LAND OF AMENITY STATUS, I.E. THE GREEN AND THE ORCHARD (COBS)</p>
9. To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? 	<p>THIS IS A GREENFIELD SITE IN AN AREA AREA OF OUTSTANDING NATURAL BEAUTY. AND HAS NEVER BEEN PREVIOUSLY DEVELOPED. IT IS A PROMINENT SITE WHEN SEEN FROM THE ROAD AND FOOTPATHS (50 METRE DISTANT) ON THE OPPOSITE SIDE OF THE VALLEY. IT IS PARTICULARLY PROMINENT WHEN SEEN FROM EXISTING HOUSING ON ALL FOUR SIDES, INCLUDING THE RESIDENTIAL CARE HOME.</p>

	<ul style="list-style-type: none"> • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	<p>THIS SITE IS SURROUNDED BY EXISTING RESIDENTIAL DEVELOPMENT ON ALL FOUR SIDES INCLUDING A RESIDENTIAL CARE HOME FOR THE ELDERLY AND DEVELOPMENT WILL HAVE A SIGNIFICANT IMPACT ON THE APPEARANCE AND CHARACTER OF THE VILLAGE AS IT WILL NECESSITATE THE REMOVAL OF TREES AND THE DEVELOPMENT OF A GREENFIELD SITE.</p>
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	<p>N/A</p>
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	<p>THE SITE IS WITHIN 400 METRES OF A BUS STOP.</p>
13. To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	<p>THE SITE IS IN AGRICULTURAL USE. IT IS NOT ADJACENT TO A MAIN ROAD. SEWERAGE CAPACITY WOULD NEED TO BE INVESTIGATED. IT IS NOT WITHIN A FLOOD AREA ALTHOUGH IT IS CLOSE TO ONE.</p>
14. To contribute towards a reduction in local emissions of greenhouse gases	<p>This is unlikely to be relevant at this stage</p>	<p>N/A</p>
15. To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	<p>THE SITE IS CLOSE TO A FLOOD AREA</p>

16. To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	N/A
17. To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	N/A
18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	EMPLOYMENT OPPORTUNITIES ARE EXTREMELY LIMITED IN THE VILLAGE AND WE HAVE NOT IDENTIFIED A NEED FOR NEW BUSINESS PREMISES AS BOTH BROADBAND RECEPTION AND MOBILE PHONE SIGNALS ARE SEVERELY LIMITED.
19. To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	N/A
20. To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	N/A

Any other observations

THE PARISH COUNCIL FEEL STRONGLY THAT THIS HISTORIC ORCHARD SITE IS NOT SUITED TO DEVELOPMENT BECAUSE IT IS SO PROMINENT WHEN VIEWED FROM THE NORTH AND DEVELOPMENT WOULD AFFECT THE APPEARANCE AND CHARACTER OF THE VILLAGE CONSERVATION AREA AS SPECIFIED IN THE VILLAGE DESIGN STATEMENT. IT IS CURRENTLY USED FOR GRAZING. ~~THIS SITE WAS THE SUBJECT OF A PLANNING APPLICATION SOME YEARS AGO AND WAS REJECTED DUE TO SUBSTANTIAL OBJECTION FROM THE VILLAGERS.~~ IT IS AN IMPORTANT AMENITY AREA.

Have you attached additional information?

Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name.....OTTERTON..... Site.....COBB.....

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	N/A
2.To ensure all residents have access to community services	New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop. <ul style="list-style-type: none"> Is the route flat, if not is the gradient reasonable for the less mobile? If steep, are resting places available? Are footpaths available to avoid traffic conflict? Are access routes lit? 	SITE IS LOCATED WITHIN 600 METRES OF PUB, VILLAGE HALL, BUS STOP AND CHURCH (THERE IS NO SHOP OR POST OFFICE IN THE VILLAGE. THE SITE IS UPHILL FROM THE MAIN STREET. THERE ARE NO FOOTPATHS BUT ACCESS ROUTES ARE LISTED.
3.To provide for education and skills	In settlements with schools, new development should be located within 400m (or at most 600m). <ul style="list-style-type: none"> The access criteria are as question 2 	SITE IS APPROXIMATELY 500 METRES FROM THE SCHOOL.

4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	<p>THERE ARE NO HEALTHCARE FACILITIES IN THE VILLAGE AND THE SITE IS NOT ADJACENT TO RECREATION SPACE. THERE ARE NO CYCLE PATHS IN THE VILLAGE.</p>
5.To reduce crime and fear of crime	<p>This is unlikely to be relevant at this stage</p>	<p>N/A</p>
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<p>THE SITE IS NOT ADJACENT TO AN 'A' ROAD OR RAILWAY. IT IS CLOSE TO A BUSY VILLAGE THROUGH ROAD. THE SITE IS NOT ADJACENT TO ANY PARTICULAR NOISY ACTIVITY.</p>
7.To maintain and improve cultural, social and leisure provision	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	<p>N/A</p>
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>THIS IS A GREENFIELD SITE ADJACENT TO THE CONSERVATION AREA. DEVELOPMENT OF THIS SITE WILL IMPACT UPON THE CHARACTER AND SETTING OF THIS GREEN SPACE WITHIN THE VILLAGE. OUR VILLAGE DESIGN STATEMENT SPECIFIED THAT GREEN OPEN SPACES THAT DEFINE ITS CHARACTER SHOULD BE RETAINED AND SAFEGUARDED.</p>
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? 	<p>THIS IS A GREENFIELD SITE IN AN AREA OF OUTSTANDING NATURAL BEAUTY AND HAS NEVER PREVIOUSLY BEEN DEVELOPED. IT IS A PROMINENT SITE WHEN SEEN FROM BOTH SIDES OF THE VILLAGE AND FOOTPATHS (250 METERS DISTANT) ON THE OPPOSITE SIDE OF THE VALLEY. IT CAN ALSO BE SEEN FROM EXISTING HOUSING ON THREE SIDES.</p>

	<ul style="list-style-type: none"> • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	THIS SITE IS SURROUNDED BY EXISTING HOUSING AND DEVELOPMENT OF THIS GREENFIELD SITE WILL HAVE A SIGNIFICANT IMPACT ON THE AMENITY AND CHARACTER OF THE VILLAGE.
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	N/A
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	THE SITE IS WITHIN 400 METRES OF A BUS STOP.
13. To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	THE SITE IS IN AGRICULTURAL USE. IT IS NOT ADJACENT TO A MAIN ROAD. SEWERAGE CAPACITY WOULD NEED TO BE INVESTIGATED. IT IS NOT WITHIN A FLOOD AREA.
14. To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	N/A
15. To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	THE SITE IS NOT WITHIN OR CLOSE TO A FLOOD AREA.

16. To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	N/A
17. To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	N/A
18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	EMPLOYMENT OPPORTUNITIES ARE EXTREMELY LIMITED IN THE VILLAGE AND WE HAVE NOT IDENTIFIED A NEED FOR NEW BUSINESS PREMISES AS BOTH BROADBAND RECEPTION AND MOBILE PHONE SIGNAL ARE SEVERELY LIMITED
19. To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	N/A
20. To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	N/A

Any other observations

THE PARISH COUNCIL FEELS STRONGLY THAT THIS SITE IS NOT SUITABLE FOR DEVELOPMENT DUE TO ITS PROMINENCE WHEN VIEWED FROM THE NORTH AND DEVELOPMENT WOULD AFFECT THE APPEARANCE AND CHARACTER OF THE VILLAGE CONSERVATION AREA AS SPECIFIED IN THE VILLAGE DESIGN STATEMENT. IT IS ALSO A DIFFICULT SITE TO DEVELOP DUE TO THE LIE OF THE LAND AND LIMITED ACCESS.

Have you attached additional information?

Site Assessment Checklist

The East Devon Local Plan has been subject to a Sustainability Appraisal, which is a legal requirement to ensure that the social, environmental and economic impacts of development are appropriately considered. It is important that a consistent approach is followed for all parts of the Plan, therefore the objectives used in the Sustainability Appraisal are used as the basis of the criteria for assessing the sites in the villages. The strategic nature of the objectives means that some are more applicable to large urban developments, however we have adapted them to apply to the smaller scale of development in the villages as far as possible.

We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to croddway@eastdevon.gov.uk

Settlement Name..... OTTERTON Site..... CO67

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	N/A
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	SITE IS WITHIN 600 METRES OF THE PUB, VILLAGE HALL, BUS STOP AND CHURCH. (THERE IS NO SHOP OR POST OFFICE IN THE VILLAGE)
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	SITE IS WITHIN 600 METRES OF SCHOOL

4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	<p>THERE ARE NO HEALTHCARE FACILITIES IN THE VILLAGE AND THE SITE IS NOT ADJACENT TO RECREATION FACILITIES. THERE ARE NO CYCLE PATHS IN THE VILLAGE.</p>
5.To reduce crime and fear of crime	<p>This is unlikely to be relevant at this stage</p>	<p>N/A</p>
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<p>THE SITE IS NOT ADJACENT TO AN 'A' ROAD OR RAILWAY. IT IS EASILY ACCESSED FROM LADRAM ROAD. THERE ARE NO FACTORIES OR FARMS LIKELY TO HAVE AN ADVERSE IMPACT ON NEW RESIDENTS.</p>
7.To maintain and improve cultural, social and leisure provision	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	<p>DEVELOPMENT OF THE CONSERVATION PART OF THIS SITE COULD IMPROVE VILLAGE FACILITIES WITH LANDSCAPED CAR PARK (SHOP) NEW VILLAGE HALL WITH THE</p>
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>REAR OF THE SITE (BEING USED FOR HOUSING). CAR PARKING WOULD BE AVAILABLE ON THE LOWER END OF BELL STREET WHICH WOULD IMPROVE ACCESS TO LADRAM BAY (CURRENTLY A CONGESTED AREA).</p> <p>HISTORIC BUILDINGS ARE WITHIN 60 METRES AND DEVELOPMENT WILL NOT IMPACT GREATLY ON THE SETTING OR CHARACTER OF THEM.</p>
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? 	<p>THIS IS A GREENFIELD SITE NOT PREVIOUSLY DEVELOPED AND WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY. IT IS NOT A PROMINENT SITE ALTHOUGH IT CAN PARTLY BE SEEN FROM FOOTPATH AND SOME ADJOINING PROPERTIES.</p>

	<ul style="list-style-type: none"> • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	DEVELOPMENT OF THIS SITE WOULD HAVE A NEUTRAL IMPACT APART FROM ADJOINING PROPERTIES IF THE DESIGN STATEMENT IS FOLLOWED.
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	N/A
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	SITE IS WITHIN 100 METRES OF A BUS STOP.
13. To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	THE SITE IS IN AGRICULTURAL USE. ITS ACCESS IS ONTO LAORAM ROAD. SEWERAGE CAPACITY WOULD NEED TO BE INVESTIGATED. IT IS NOT ADJACENT TO AN AREA LIKELY TO FLOOD.
14. To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	N/A
15. To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	THE SITE IS NOT ADJACENT TO AN AREA LIKELY TO FLOOD.

16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	N/A
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	N/A
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	<p>EMPLOYMENT OPPORTUNITIES ARE EXTREMELY LIMITED IN THE VILLAGE AND WE HAVE NOT IDENTIFIED A NEED FOR NEW BUSINESS PREMISES AS BOTH BROADBAND RECEPTION AND MOBILE PHONE SIGNALS ARE SEVERELY LIMITED</p>
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	N/A
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	N/A

Any other observations

THE PARISH COUNCIL CONSIDERS THAT THIS COULD BE A POTENTIAL SITE FOR DEVELOPMENT OF VILLAGE AMENITIES SUCH AS SHOP/LANDSCAPED CAR PARK/ NEW VILLAGE HALL WITHIN THE CONSERVATION AREA PLUS HOUSING AT THE REAR OF THE SITE. IT WOULD ALSO OFFER PARKING FOR RESIDENTS AT THE LOWER END OF BELL STREET WHICH IS A VERY CONGESTED AREA. A LARGE PART OF THE SITE IS WITHIN THE CONSERVATION AREA AND WOULD NEED SYMPATHETIC LANDSCAPING. IF ANY DEVELOPMENT TOOK PLACE ON THE REMAINING AREA.

Have you attached additional information?

Site Assessment Checklist

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We would like you to use the criteria in the second column to assess the sites identified for your village, considering whether development of each site is likely to result in a positive, neutral or negative impact. Please complete one form for each site under consideration and add comments in the last column. Examples of completed forms are available. Some objectives are unlikely to be applicable at this scale of development, for instance because they are dealt with at a later stage in the planning/building process, and so the criteria column states that this is not likely to be relevant at this stage. An example of this would be crime reduction or greenhouse gas emissions which are dealt with when detailed designs are drawn up. You can comment on these issues if you wish to but are not expected to.

Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name.....OTTERTON..... Site.....C304.....

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	N/A
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	<p>SITE IS POSITIVELY LOCATED WITHIN 600 METRES OF PUB/VILLAGE HALL / BUS STOP AND CHURCH. THERE IS NO SHOP OR POST OFFICE IN THE VILLAGE.</p> <p>THE ROUTE IS REASONABLY FLAT BUT WITH STEEP ACCESS AND LIMITED VISIBILITY. NO FOOTPATHS AND LIMITED STREET LIGHTING.</p>
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	<p>SITE IS WITHIN 600 METRES OF SCHOOL</p>

4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	THERE ARE NO HEALTHCARE FACILITIES IN THE VILLAGE BUT THE SITE IS ADJACENT TO A FOOTPATH. THERE ARE NO CYCLE PATHS IN THE VILLAGE.
5.To reduce crime and fear of crime	This is unlikely to be relevant at this stage	N/A
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	THE SITE IS NOT ADJACENT TO AN 'A' ROAD OR RAILWAY. ACCESS IS ONTO A BUSY VILLAGE THROUGH ROAD. IT IS CLOSE TO A SMALL ENGINEERING COMPANY.
7.To maintain and improve cultural, social and leisure provision	This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall	N/A
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	THE SITE IS ADJACENT TO A CONSERVATION AREA WITH HISTORIC BUILDINGS WITHIN 600 METRES.
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? 	THIS IS A GREENFIELD SITE WITHIN AN AREA OF OUTSTANDING NATURAL BEAUTY THAT HAS NOT PREVIOUSLY BEEN DEVELOPED. IT IS LOW LYING LAND SCREENED BY TREES THAT IS NOT PROMINENT AND CAN ONLY BE SEEN BY EXISTING HOUSES ACROSS THE ROAD

	<ul style="list-style-type: none"> • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	DEVELOPMENT OF THIS SITE WILL HAVE A NEUTRAL IMPACT ON THE LOCAL AMENITY AND WILL NOT AFFECT THE CHARACTER OF THE LOCAL AREA IF THE VILLAGE DESIGN STATEMENT IS FOLLOWED.
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	N/A
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	SITE IS WITHIN 200 METRES OF A BUS STOP.
13. To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	THE SITE IS IN AGRICULTURAL USE WITH ACCESS FROM A NARROW THROUGH COUNTRY LANE. SEWERAGE CAPACITY WOULD NEED TO BE INVESTIGATED. THE SITE IS ADJACENT TO A FLOOD AREA.
14. To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	N/A
15. To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	DEVELOPMENT COULD AGGRAVATE FLOODING DUE TO INCREASED RUN-OFF FROM TARMAC SURFACES INTO THE BROOK AND HENCE THROUGH THE VILLAGE.

16. To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	N/A
17. To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	N/A
18. To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	<p>EMPLOYMENT OPPORTUNITIES ARE EXTREMELY LIMITED IN THE VILLAGE AND WE HAVE NOT IDENTIFIED A NEED FOR NEW BUSINESS AS BOTH BROADBAND RECEPTION AND MOBILE SIGNALS ARE SEVERELY LIMITED.</p>
19. To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	N/A
20. To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	N/A

Any other observations

THE PARISH COUNCIL FEEL THAT THIS SITE COULD BE DEVELOPED IN CONJUNCTION WITH CO67 BUT ACCESS TO OTTER STREET WOULD BE HAZARDOUS DUE TO TRAFFIC VOLUME AND THE STREAM. HOWEVER, IF BOTH SITES ARE LINKED, ACCESS FOR BOTH COULD BE FROM THE LADRAM ROAD ENTRANCE. PART OF THIS SITE IS WITHIN THE CONSERVATION AREA AND WOULD NEED CAREFUL LANDSCAPING AT THE ENTRANCE.

Have you attached additional information?

Site Assessment Checklist

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Bold criteria (in column 2) should be adhered to unless there is a strong reason for not doing so, for instance if no site is available within 400m of services then, by default, a site further away will need to be allocated. A series of questions are included to enable a more detailed assessment.

If you wish to include further information, eg photographs of sites to support your assessment please attach them to the form. We can accept forms in hard copy sent to Planning Policy, EDDC, knowle, Station Road, Sidmouth, Devon EX10 8HL or electronically sent to crodway@eastdevon.gov.uk

Settlement Name.....OTTERTON..... Site.....C336.....

Please return these forms by 30th November 2012

Sustainability Appraisal Objectives used to assess the East Devon Local Plan Policies	Criteria to apply to all sites in the villages	Comments
1.To ensure everybody has the opportunity to live in a decent home	This is unlikely to be relevant at this stage	N/A
2.To ensure all residents have access to community services	<p>New development should ideally be located within a 400m (or at most 600m) walk of most local facilities and services eg shop, hall, bus stop.</p> <ul style="list-style-type: none"> • Is the route flat, if not is the gradient reasonable for the less mobile? • If steep, are resting places available? • Are footpaths available to avoid traffic conflict? • Are access routes lit? 	THIS SITE IS LOCATED ABOUT 800 METRES FROM THE PUB/VILLAGE HALL/BUS STOP/CHURCH. THERE IS NO SHOP OR POST OFFICE IN THE VILLAGE. THE ROUTE IS GENERALLY FLAT. THERE ARE NO FOOTPATHS AND NO STREET LIGHTING.
3.To provide for education and skills	<p>In settlements with schools, new development should be located within 400m (or at most 600m).</p> <ul style="list-style-type: none"> • The access criteria are as question 2 	SITE IS APPROXIMATELY 800 METRES FROM THE SCHOOL.

4.To improve the population's health	<p>New development should ideally have access to healthcare facilities. This is not possible in most villages but sites should be located close to recreation space and off-road paths</p> <ul style="list-style-type: none"> • Is the site within walking distance of healthcare facilities, footpaths or cycle routes? • Is the site adjacent to a recreation space? 	<p>THERE ARE NO HEALTHCARE FACILITIES IN THE VILLAGE AND THE SITE IS NOT ADJACENT TO RECREATION SPACE. THERE ARE NO CYCLEPATHS IN THE VILLAGE.</p>
5.To reduce crime and fear of crime	<p>This is unlikely to be relevant at this stage</p>	<p>N/A</p>
6.To reduce noise levels and minimise exposure of people to noise and other types of pollution	<p>New development should not be sited where adverse noise levels will be caused by or to residents</p> <ul style="list-style-type: none"> • Is the site adjacent to a main vehicle route (eg. 'A' road or railway)? • Is an adjacent use likely to have an adverse impact on new residents (eg. factory, farm?) • Is construction noise/ new residents noise likely to impact on existing residents (eg. new family housing or employment adjacent to sheltered accommodation)? 	<p>THE SITE IS NOT ADJACENT TO AN 'A' ROAD OR RAILWAY. IT HAS ACCESS FROM A BUIY THROUGH COUNTRY LANE. IT IS ADJACENT TO AN ENGINEERING COMPANY. CONSTRUCTION NOISE IS UNLIKELY TO IMPACT ON ANY RESIDENTS.</p>
7.To maintain and improve cultural, social and leisure provision	<p>This is unlikely to be relevant at this stage but it would be helpful to note any particular needs that could be met/part met by new development eg. green space, new village hall</p>	<p>N/A</p>
8.To maintain and enhance built and historic assets	<p>New development should not be located where it will harm the character or setting of an historic asset</p> <ul style="list-style-type: none"> • Will new development impact upon the setting or character of a historic building or Conservation Area? • Approximately how far away are they? 	<p>THE SITE WILL BE NEUTRAL AS FAR AS THE IMPACT ON THE SETTING IS CONCERNED.</p>
9.To promote the conservation and wise use of land and protect and enhance the landscape character of East Devon	<p>Priority should be given to previously used land and new development should be located adjacent to or within the existing Built-up Area Boundary to minimise impact on the countryside and prevent sprawl. Sites remote from the existing settlement should not be considered appropriate.</p> <ul style="list-style-type: none"> • Is this a greenfield site? • Are there existing buildings/has the site been previously developed? • Is the site within a designated landscape, for instance an Area of Outstanding Natural Beauty or a Coastal Preservation Area? 	<p>THIS IS A GREENFIELD SITE IN AN AREA OF OUTSTANDING NATURAL BEAUTY AND THERE ARE THE REMAINS OF AN OLD COTTAGE AND BARN. IT IS NOT A PROMINENT SITE AND THERE ARE NO CLOSE EXISTING PROPERTIES.</p>

	<ul style="list-style-type: none"> • Can the site be seen from public footpaths/roads/other vantage points? • How prominent is the site when viewed from outside it, and from approximately how far away? • How prominent is the site when viewed from adjoining properties? 	
10. To maintain the local amenity, quality and character of the local environment	<p>New development should not be located where it will have a significant impact on local amenity or character</p> <ul style="list-style-type: none"> • Will development have a significant adverse impact on local amenity? • Will it adversely affect the character of the local area (for instance through removal of trees/development of a greenfield site)? 	DEVELOPMENT HERE WILL HAVE A NEUTRAL EFFECT ON THE LOCAL AMENITY.
11. To conserve and enhance the biodiversity of East Devon	<p>Sites on or adjacent to County Wildlife Sites, Sites of Special Scientific Interest or Special Areas of Conservation should be avoided.</p> <ul style="list-style-type: none"> • These should have been picked up through the SHLAA assessment and also appear on the maps provided for the public consultation 	N/A
12. To promote and encourage non-car based modes of transport and reduce journey lengths	<p>In settlements with public transport available, sites should be within 400m of a bus stop (or at most 600m).</p> <ul style="list-style-type: none"> • The criteria are as per question 2 	SITE IS WITHIN 400 METRES OF A BUS STOP.
13. To maintain and enhance the environment in terms of air, soil and water quality	<p>Areas of best quality agricultural land and areas where pollution is a particular problem should be avoided</p> <ul style="list-style-type: none"> • Is the site in agricultural use? • Is the site adjacent to a main road? • Is there sewerage capacity? • Is the site within or adjacent to an area prone to flooding? 	THIS SITE IS NOT IN AGRICULTURAL USE. IT IS ADJACENT TO A BUSY COUNTRY LANE. SEWERAGE WOULD NEED TO BE INVESTIGATED AND IT IS IN A POSSIBLE FLOOD AREA.
14. To contribute towards a reduction in local emissions of greenhouse gases	This is unlikely to be relevant at this stage	N/A
15. To ensure that there is no increase in the risk of flooding	<p>Sites within areas known to flood should be avoided if possible.</p> <ul style="list-style-type: none"> • Is the site in or adjacent to an area known to flood or identified on the floodzone maps? 	LOW LYING LAND ADJACENT TO A STREAM.

16.To ensure that energy consumption is as efficient as possible	This is unlikely to be relevant at this stage	N/A
17.To promote wise use of waste resources whilst reducing waste production and disposal	This is unlikely to be relevant at this stage	N/A
18.To maintain sustainable growth of employment for East Devon, to match levels of jobs with the economically active workforce	<p>Ideally new development should be located within 400m (or at most 600m) of employment sites</p> <p>Note- employment opportunities are limited in many villages, with most workers commuting out. You may consider that employment land should be identified in your settlement.</p> <ul style="list-style-type: none"> • Is there a need for additional employment eg small business units/storage/office space? • Are there local employment opportunities (within walking distance) or is a regular bus service available to larger settlements? 	EMPLOYMENT OPPORTUNITIES ARE EXTREMELY LIMITED IN THE VILLAGE AND WE HAVE NOT IDENTIFIED A NEED FOR NEW BUSINESS PREMISES AS BOTH BROADBAND RECEPTION AND MOBILE SIGNALS ARE SEVERELY LIMITED.
19.To maintain and enhance the vitality and viability of the Towns of East Devon	This is unlikely to be relevant at this stage	N/A
20.To encourage and accommodate both indigenous and inward investment	This is unlikely to be relevant at this stage	N/A

Any other observations

THIS SITE IS OUTSIDE THE BUILDING LINES AND WOULD EXTEND THE LINEAR APPEARANCE OF THE VILLAGE. ~~AN APPLICATION WAS MADE IN 2006~~
~~INSTEAD OF A HEAVY ROAD~~
HOWEVER WE NOTICE THAT THIS IS SHOWN AS C123 ON SOME MAPS AND IS SHOWN AS A LARGER AREA.
FURTHERMORE WE NOTICE THAT PART OF THIS AREA HAS BEEN ZONED FOR LIGHT INDUSTRY.
THERE IS A CURRENT PLANNING APPLICATION SUBMITTED FOR A SITE BETWEEN THIS SITE AND NORTH STAR ENGINEERING.

Have you attached additional information?

PLEASE CLARIFY